



Holly Springs Town Council  
Regular Meeting

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October 4, 2011

**MINUTES**

The Holly Springs Town Council met in regular session on Tuesday, Oct. 4, 2011 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and all five council members were present as the meeting opened.

**Council Members Present:** Mayor Sears and Councilmen Jimmy Cobb, Chet VanFossen, Parrish Womble and Tim Sack and Councilwoman Linda Hunt Williams.

**Council Members Absent:** None.

**Staff Members Present:** Carl Dean, town manager; Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Linda Harper, deputy town clerk; Len Bradley, director of parks and recreation; Anne Oakley, plans review coordinator; Jeff Jones, senior planner; Drew Holland, finance director; John Herring, police chief; Stephanie Sudano, director of engineering (arrived later in the meeting); Jeff Wilson, information technology director; and Mark Andrews, public information officer.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation.

**4. Agenda Adjustment:** The Oct. 4, 2011 meeting agenda was adopted with changes, if any, as listed below.

**Motion By:** Sack

**Second By:** Womble

**Vote:** Unanimous

**Items added to Agenda:** None.

**Items removed from Consent Agenda:** None.

**Items removed from the agenda:** None.

**Other changes:** None.

**5. Public Comment:** At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following input was recorded: None.

**6a. Rex Healthcare Hospital Beds Report** – Mr. Dean reported that it appears Holly Springs finally will get a hospital to serve southern Wake County.

He said last week state regulators told officials at Rex Healthcare that they had been approved to build a 50-bed hospital here.

Mr. Dean explained that Novant, who has been trying to enter the Wake County market by building a hospital in Holly Springs, was denied its request. Neither Novant nor WakeMed yet have determined whether they will appeal the state's decisions.

He said Rex officials said, barring delays caused by any appeals, the Holly Springs hospital would be ready for patients in late 2014. Rex plans to build the hospital on the same

parcel of land where its urgent care facility is scheduled to open this fall at the corner of G.B. Alford Hwy and Avent Ferry Road.

Mr. Dean said staff spearheading this decade-long effort are gratified at the announcement and for what it means for southern Wake County.

**Action:** None.

**7a. Recognition of Chili Cook-off Winners** – Ms. Oakley said on Sept. 17 five professional and six amateur contestants entered this year's Chili Cook-Off competition at the Holly Springs Farmers Market.

My Way Tavern was chosen by the panel of celebrity judges and announced as the professional winner.

The event boasts the largest market audience of the year at just over 600 people. 2,750 chili samples were served up.

Ms. Oakley said the professional winner of the chili cook-off receives an engraved plaque which includes the company's logo. This plaque can be proudly displayed in the winning establishment letting all who see it know the restaurant has the best chili in Holly Springs.

This is the second year of the Chili Cook-Off and the second first-place win for My Way Tavern. Ms. Oakley introduced and recognized members of the My Way Tavern Chili Cook-Off team, who all contributed to the first-place win.

**Action:** None.

**7b. Proclamation of Planning and Zoning Month** – Mr. Jones said the Town of Holly Springs Department of Planning and Zoning has endorsed the World Town Planning Day and National Community Planning Month programs for the past 10 years in recognition of the efforts of the Town of Holly Springs to protect and enhance the quality of life for residents through proactive planning.

He said the staff of the Department of Planning and Zoning are active in several regional planning groups: Wake County Planning Director's Group, Wake County GIS Users Group, TJCOG Smart Growth Committee, TJCOG LUCID- Transportation and Land Use Committee, Wake County Farmers Market Manager's Group, NC Downtown Development Association Region Representative, CAMPO Southwest Area Study Committee, CAMPO Imagine 2040 Committee and many others.

Mr. Jones said staff also participates in a large number of Town projects led by other departments: Comprehensive Transportation Plan Steering Committee, Bicycle Plan Steering Committee, Bass Lake Park design group, Sidewalk in-fill project review group and many others.

In addition, staff is active in the community by attending Chamber of Commerce meetings, new business ribbon cuttings, and holding information sessions to educate and share information with the Town's resident's on development and ordinance regulations.

**Action:** None.

**8. Consent Agenda:** The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Sack, a second by Councilman Womble and a unanimous vote. The following actions were affected:

8a. Minutes – The Council approved minutes of the Council's regular meeting held Sept. 20, 2011.

8b. Budget Amendment \$15,604 – The Council adopted an amendment to the FY 2011-12 budget in the amount of \$15,604 for the purchase of police equipment. *A copy of the budget amendment is incorporated into these minutes as an addendum page.*

8c. Parks and Recreation Policy Manual Amendment - The Council approved to amend the Parks and Recreation policy manual to prohibit personal watercraft in Town-owned ponds and lakes.

8d. Budget Amendment \$9,600 - The Council adopted an amendment to the FY 2011-12 budget in the amount of \$9,600 for the installation of a new security camera system. *A copy of the budget amendment is incorporated into these minutes as an addendum page.*

8e. Budget Amendment \$138,960 - The Council adopted an amendment to the FY 2011-12 budget in the amount of \$138,960 to receive and allocate a Governor's Highway Safety Program grant. *A copy of the budget amendment is incorporated into these minutes as an addendum page.*

8f. Leslie-Alford-Mims House Downtown Development Incentive Amendment – The Council approved to amend the Downtown Development Incentives agreement for the Leslie-Alford-Mims House to adjust the due date for already-approved deferred fees.

**9. I540 / Kildaire Farm Road Interchange Design** – Ms. Parrish said as municipalities in the Triangle continue to grow plans for the proposed I-540 toll road have accelerated quickly. In conjunction with the current Holly Springs Comprehensive Transportation Plan (CTP) and the interchange plan proposed by the North Carolina Turnpike Authority, (NCTA) a study to understand the proposed interchange design and its impacts on the community of Holly Springs was administered for Town leaders to provide an informative, balanced recommendation to NCTA regarding the preferred I-540 / Kildaire Farm Road interchange design.

She said as a gateway to Holly Springs, the I-540 / Kildaire Farm Road / Holly Springs Road interchange will be a strategic entryway to the community as well as an opportunity for sustainable growth. This study included an inventory of existing land use and planned transportation facilities as well as two work sessions with Town staff to understand the implications of each interchange design on future land use.

The attached technical memorandum acknowledges the inherent relationship between land use (demand), urban form (design), and transportation (supply) while advocating for a long-term view on development — defined by efficient land use patterns, distinctive architecture, enhanced multimodal transportation opportunities and high quality of life — to attract new residents, businesses and visitors to the study area. This viewpoint reinforces community-based initiatives to link development and mobility and to improve community cohesiveness and economic vitality.

Ms. Parrish said that recommendations in this memo represent the components necessary to implement the community's vision for more sustainable development patterns and an improved sense of place in the study area.

Councilman Sack said he thought it was a great design because it allows the property around the interchange to be used to its highest and best use. Councilwoman Williams and Councilman Womble agreed.

**Action:** The Council approved a motion to adopt Resolution 11-34 in support of a technical report containing recommendations regarding the preferred I-540 / Kildaire Farm Road interchange design.

**Motion By:** Sack

**Second By:** Womble

**Vote:** Unanimous

*A copy of Resolution 11-34 is incorporated into these minutes as an addendum page.*

**10. Other Business:** Councilman Womble asked the town attorney if the Town could adopt an ordinance requiring bike riders to have visibility safety features. He suggested the ordinance require a light or reflective material.

Chief Herring noted that there is a state law that requires this.

Councilman Womble suggested strong enforcement because there is a large amount of bike traffic, particularly at night.

Councilwoman Williams noted that there is a lot of speeding on Main Street.

Chief Herring said police have stepped up enforcement and have placed a speed limit / radar sign out as well.

**11. Manager's Report:** Mr. Dean said October will be a busy month: Oct. 5 will be a Holly Springs Business Park update; Oct. 6 will be a Holly Springs business bus tour; Oct. 10 will be the On the Horizon, a briefing of projects and plans; Oct. 17 will be a parks and recreation bond information meeting; and Hollyfest will be Oct. 29.

**12. Closed Session:** The Council approved a motion to enter into Closed Session, pursuant to NCGS 143-318.11(a)(3), to discuss matters with the town attorney regarding an economic development incentive agreement for a prospective or expanding business.

**Motion By:** Sack

**Second By:** VanFossen

**Vote:** Unanimous.

#### **General Account Closed Session – Oct. 4, 2011**

In Closed Session, the Council received an update on a potential new shopping center in Holly Springs. Specific direction was given regarding the phasing of road construction within the New Hill Place Shopping Center.

**-- End of the General Account**

No further action was taken in Closed Session other than the motion to return to Open Session.

Councilman VanFossen made a motion to return to Open Session, and it was seconded by Councilman Sack. The vote was unanimous in favor of the motion.

**13. Adjournment:** There being no further business for the evening, the Oct. 4, 2011 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Sack, a second by Councilman VanFossen and a unanimous vote.

Respectfully Submitted on Tuesday, Oct. 18, 2011.



John Powell, MMC, Town Clerk

Addendum pages as referenced in these minutes follow and are a part of the official record.

